

RE: Minor Use Permit (MUP) application for parcels # 060319129, 060319104, 060319103 (all or a portion of) - Pre-App Meeting P201800450

APN(s): 0603-191-04, -03 & -29
Community: Joshua Tree
Sup. District: 3RD Supervisorial District
Location: Extending between Twenty-nine Palms Highway and Verbena Road in Joshua Tree.
Land Use District: JT/CG-SCp
Overlays:
Community Plan: Joshua Tree
Land Use Types Allowed: The CG (General Commercial) land use zoning district provides sites for retail trade and personal services, lodging services, office and professional services, recreation and entertainment services, wholesaling and warehousing, contract/construction services, transportation services, open lot services, and similar and compatible uses.

The Sign Control (SC) Overlay ... is created to regulate freestanding signs ensure compatibility with the character of the neighborhood.
*For a complete list of allowed uses, see County Development Code

AUTOCAMP SIGNATURE AIRSTREAM SUITE



AutoCamp is currently under contract to purchase the above noted parcels.

These parcels assembled consist of approximately 26.5 acres of raw land. We are proposing constructing a 55-unit hotel, which would consist of ~55 Airstream hotel rooms which would be rented out on a nightly basis. The main entrance would be off Verbena Road (see attached conceptual site plan(s)).

The 'Project' will consist of:

- A check-in building / 1500 sq. ft. Clubhouse
- 96 on-site parking spaces (including ADA, loading areas and EV Station)
- Ancillary amenities, e.g. fire pits, shade areas, pool, outdoor shower area(s), patio decking, gardens, social points of interest, trails, staging area, bicycle racks.
- 'Back-of House' supply building
- On-site waste disposal system, e.g. packaged sewer treatment unit
- Water Quality infiltration 'areas' (BMP's)
- ~55 fixed, stationary hotel rooms connected to water, sewer and electrical
- Sufficient parking for ~55 hotel rooms w/ each hotel room consists of:
 - Queen Size bed
 - Kitchenette
 - Full bathroom
 - Sitting area
 - Outdoor Patio
 - Fire Pits

The proposed project indicated on the attached site plan effects approximately 13 Acres or half of the overall subject property. In addition to the MUP application request, the applicant is also proposing a lot line adjustment ('LLA') of the existing three (3) parcels. The three (3) underlying parcels will be reconfigured to result in the 13.1-acre project site for the AutoCamp development, in addition to two (2) not-a-part (N.A.P.) parcels; one (1) fronting on Joshua Tree Boulevard/Highway 62 (3.6 ac.) and the other fronting on Sunburst Avenue (8.5 ac.).

The MUP and the lot line adjustment (LLA) shall be processed concurrently resulting in the 'remaining' parcels being set aside for future use and proposed development.

Land Use Designations

The property has a current land use designation of JT/CG-SCp. Specifically, it is designated General Commercial within the Joshua Tree Community Plan and has a Sign Control Overlay. Under the updated General Plan, the land use designation is CG-MU. "MU" stands for Mixed-Use.

Permitted Uses

Hotel/Motel uses of 20 rooms or less are permitted per parcel; however, a Conditional Use Permit is required if the building coverage on each parcel exceeds 10,000 square feet, has more than 20 employees per shift, or if it is not exempt from the California Environmental Quality Act. Hotel/Motel uses of more than 20 rooms are permitted with a Minor Use Permit/Conditional Use Permit. The "SCp" designation restricts sign heights to 25 feet or less and prohibits off-site signs to 18 square feet or less.

The proposed project characteristics are as follows:

Clubhouse	1500 sq. ft.	(habitable, conditioned space)
Back of House (BOH) building	500 sq. ft.	(adjacent to Clubhouse)
Back of House (BOH) building	1500 sq. ft.	(near front parking lot area)
Airstreams	6,490 sq. ft.	(118 sf x 48 units)

Total building area **9,990 SF**

PROJECT CHARACTERISTICS

About AutoCamp:

AC Joshua Tree LLC (DBA: AutoCamp) is a modern and stylish outdoor hospitality experience that makes connecting with the great outdoors easy for everyone. As the leader in outdoor hospitality, the unique properties are known for beautiful modern Airstream hotel suites, and luxurious tents. AutoCamp has revolutionized alternative lodging by blending the traditional outdoor experience with the service and design of a boutique hotel. From luxury linens, bedding, and bathrobes to a mid-century modern inspired reception and meeting space, AutoCamp has reimagined the outdoor lodging experience for the modern adventurer. Visit AutoCamp in Santa Barbara; the Russian River Valley; and soon to be open at Yosemite near Mariposa, California. For more information and booking visit: www.autocamp.com.

The proposed project site incorporates a low-impact, environmentally sensitive character to achieve a balance with the surrounding area and Joshua Tree community goals and objectives. **Xenoscape gardens** incorporating native plants; artistically driven structures, trails, viewing and inclement weather areas, and other amenities achieve to capture the ambiance and personality of this unique lifestyle destination.

The main clubhouse area (see next page) features both open and enclosed areas, rest rooms, storage, seating areas, a pool, jacuzzi, shower area, gardens, shade areas all within a relaxed and integrated setting capturing the desert feel and a low-key attitude towards relaxation.

Staffing

Staffing will be permanent and a combination of part-time and full time on a shift basis. Roles will include management, check-in/customer service, landscape and facility maintenance. Our intention is to outsource the housekeeping, and we will also be using catering services so no food prep will be done on site. Total permanent staff anticipated is approximately 20. None of the staff will be housed on property.

If quality services can be hired locally, we will outsource the housekeeping service to a local firm. The firm would dispatch housekeepers on an as needed basis to the site, as we only do housekeeping at check out, unlike typical hotels, so our labor is approximately 50% less. All daily laundry services will be handled through facilities off-site. The housekeepers will be provided with carts and materials to facilitate their cleaning duties on-site.

Maintenance / Trash

The on-site management of trash for units will be part of the housekeeping responsibility. We will provide waste bins that separate waste and recyclable items. There will also be waste bins placed throughout the property, in addition to complying with County EHS commercial trash bin standard requirements.

The maintenance staff will be primarily permanent with a combination of part-time and full-time personnel. Staff will perform basic maintenance to the buildings, site and accommodations (trailers). No employees will be housed permanently on the site. The permanent staff will be supplemented with outside 3rd party services as needed for additional landscaping upkeep, waste water treatment service, and any other technical services above the expertise of the hired staff.

Autocamp will seek to employ from the local area job market. In addition, catering and other food needs will utilize and promote the local businesses and establishments within the Joshua Tree Valley.

Hours of Operation

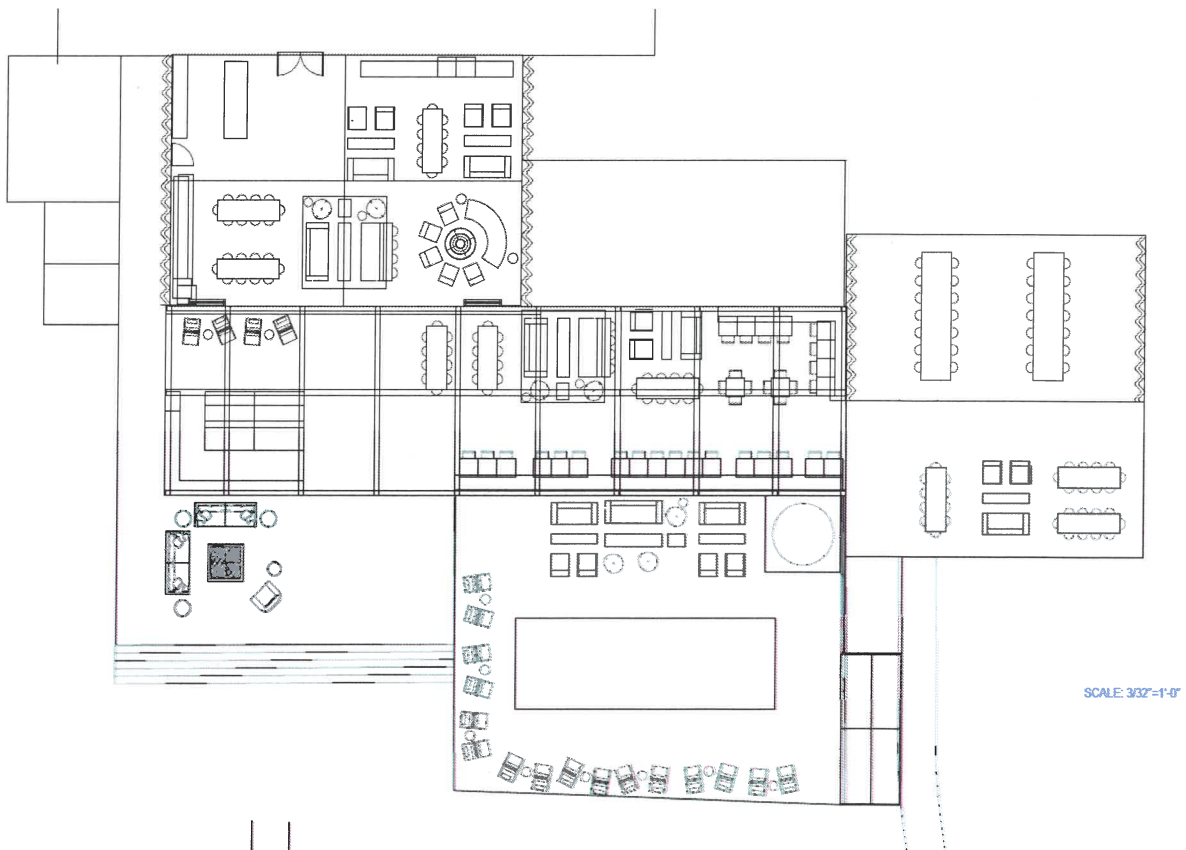
The facility will be staffed 24/7. No restrictive time periods for guests. Facility will only be open to guests. Management hours for use of common facilities and clubhouse will be subject to further discussions with County staff.

Primarily the BOH shall be utilized for re-stocking materials for accommodations: linens, individual soaps, shampoos, dishes, etc., attic stock of additional furniture for accommodations and club house in case of breakage; Club House supplies: re-stocking of dry goods, refrigerated items, Maintenance Supply & Equipment items for facility upkeep.

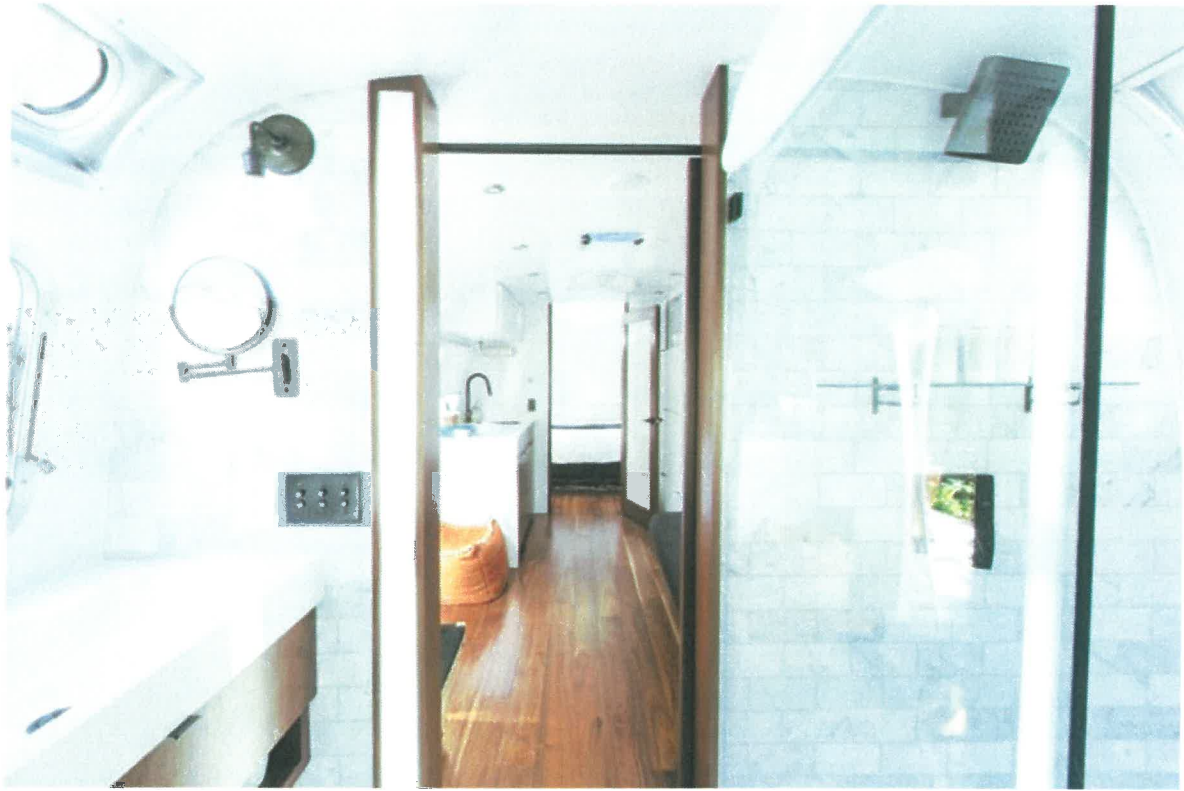
Clubhouse Floor Plan and BOH w/ Amenities Layout (below)



Clubhouse Interior (concept)

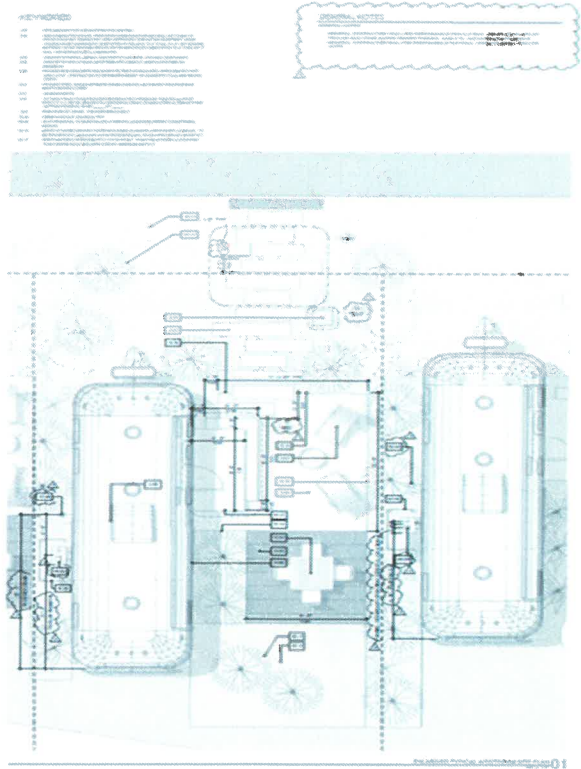
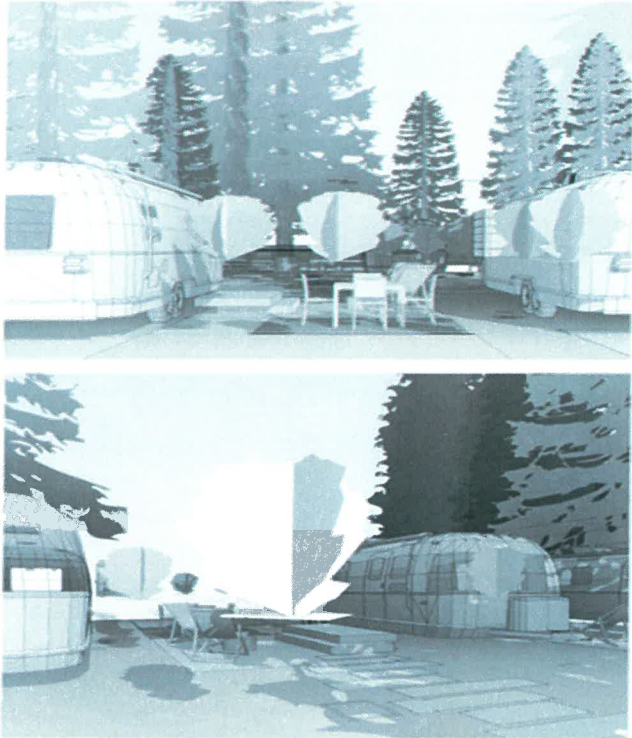


Interior Perspective (below)



Typical Unit Setting (below)

- There is a minimum distance due to the footprint of the individual trailers, amenities and privacy issues for no less than 25'-35' between trailers.



Site Access

There will be one main entry gate, with punch key access to guests and a phone to reach the front desk for alternate access. There will be a Knox box or other fire department approved emergency access equipment. The gate itself will be a custom-built wood and steel sliding gate with a weight sensor on the exit side of the gate to automatically open when leaving the property.

There is also a secondary entry point located on Verbena Road to provide necessary access for public safety / emergency purposes and deliveries.

Vehicle 'stacking' will be provided at each of the two (2) access driveways located off of Verbena Road with a turn-around feature at the 'main entry' drive.

An interior, 'one-way' only, private looped roadway 20-foot in width shall provide emergency service access to the Airstream units. No guest parking will be allowed along this private roadway.

Security

The Project Area will be secured via a system of gates, fencing and other barriers. There will be security camera's located in certain areas of the property. Management may also augment staffing if needed.

Other Activities

A popular activity at Autocamp facilities is use and stay arrangements for corporate retreats and 'team building' activities. There may also be an exclusive reservation of a portion or all of the units for those attracted to the Joshua Tree Community in support of the recreational and arts communities that frequent this area at various times throughout the year.

Lighting

It is the intent of this development to control the obtrusive aspects of excessive and careless outdoor lighting usage while preserving, protecting, and enhancing the lawful nighttime use and enjoyment of any and all property. It is recognized that developed portions of properties may be required to be unlit, covered, or have reduced lighting levels in order to allow enough lumens in the lighted areas to achieve adequate, safe light levels.

All light fixtures that are required to be shielded shall be installed in such a manner that the shielding is effective and permanent.

Each Airstream unit has a sconce w/ daylight sensor installed above each door entry.



LED Pathway Lighting (above and below)

Pathway lighting will be installed modestly along the looped roadway and pedestrian pathways. Parking lot lighting shall comply with County standards.

SPECIFICATIONS

CONSTRUCTION: Cast aluminum or cast brass China Hat; matching extruded aluminum or brass stanchion with fixed LED heat sink hub

LENS: High impact clear acrylic

LIGHT SOURCE: 4w 300 lumen integrated round LED flat panel, warm white 3000K; optional cool white 5200K 320 lumen available (modify part number to "LEDPS2")

LIFETIME RATING: 50,000 hours

12V INTERNAL DRIVER: 5w 12vDC 350mA output, 12vAC input

SOCKET: None - LED is hard wired inside fixture

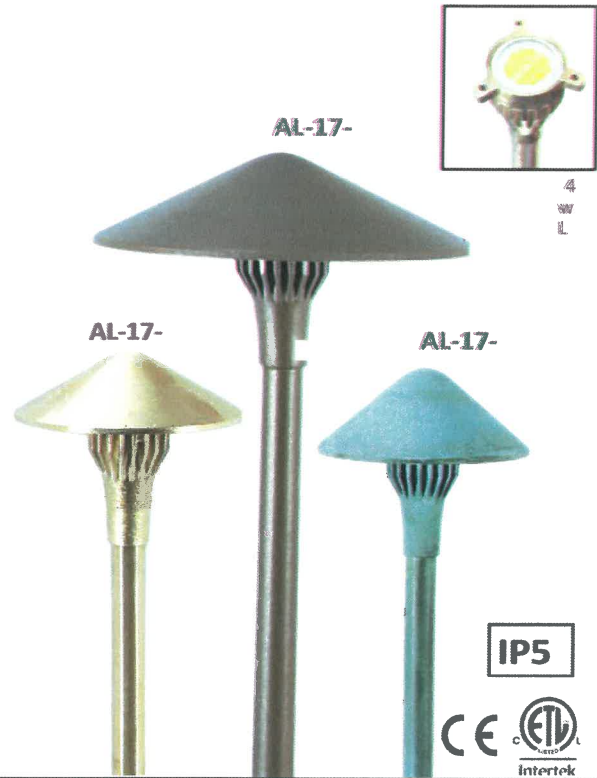
WIRING: Black 3 foot 18/2 zip cord from base of fixture (12v only) For 25 foot 16/2 fixture lead wire add -25F to catalog number.

CONNECTION: FA-05 Quick Connector (not supplied) from fixture to main cable (12/2, 10/2 or 8/2 only) 12v only

MOUNTING: FA-03 black 9" ABS stake, tapped 1/2" NPS

FINISH: Aluminum-Black texture polyester powder coat.

NOTE: 120v - 277v options available with remote LED driver. Must use FA-26 mounting



Unenclosed Gathering Area adjacent to Clubhouse (below) incorporates lighting, heaters and ceiling fan systems.



Utilities

The Project shall be served by both wet and dry levels of utilities, such as the following:

- Domestic water service from Joshua Basin Water District (JBWD) existing in Verbena Road to be extended throughout site and to each Airstream unit.
- Sewage Package Treatment Facility installed within private onsite roadway and to each Airstream unit. by Owner and maintained by JBWD.
- Electrical service provided to site facilities and Airstream units by SCE.
- Telephone service to be provided to Main Clubhouse building only.
- Wi-Fi provided to Main Clubhouse and each Airstream unit.
- A Water Quality BMP plan to be designed throughout the developed project area. Storm water to be managed onsite via infiltration and percolation swales/basin.

Public Improvements

Roadway improvements shall be designed and installed along Verbena Road adjacent to the street frontage extending between the two (2) proposed entry driveways. Transitions shall be constructed to enjoin existing and proposed new pavement sections. Currently, there are no public sidewalks constructed within the existing Verbena right-of way east of Sunburst extending easterly and terminating with a cul-de-sac in front of the newly development Transit Headquarters.

Land Use Designations

The property has a current land use designation of JT/CG-SCp. Specifically, it is designated General Commercial within the Joshua Tree Community Plan and has a Sign Control Overlay.

Under the updated General Plan, the land use designation is CG-MU. "MU" stands for Mixed-Use.

Property Information

A site inspection was performed on May 10, 2018. The subject property is located at the north side of Twentynine Palms Highway, in the unincorporated Community of Joshua Tree, San Bernardino County, California 92252. The subject property is located within a mixed residential and commercial/retail area of San Bernardino County.

The subject property is located on the north side of Twentynine Palms Highway (State Route 62). Sunburst Street borders the west side of the subject property and Verbena Road borders the north side of the subject property. The subject property consists of three contiguous parcels of land totaling approximately 26.15- acres which is identified by the San Bernardino County Assessor as Assessor's Parcel Numbers (APNs) 0603- 191-03-0000 (4.75 ac.), 0603-191-04-0000 (4.75 ac.) and 0603-191-29-0000 (16.19 ac.). At the time of the site visit, the subject property was undeveloped, desert land covered with natural vegetation. No structures were built on-site.

No evidence of hazardous materials or petroleum products storage or disposal of hazardous waste was observed at the subject property during the site visit.

Based on a review of historical sources, the subject property appeared to be undeveloped, desert land from prior to 1948 until present day.

The subject property was not identified in the Envirosearch Corporation (Envirosearch) environmental database report.

The subject property is located in a mixed residential and commercial/retail area of San Bernardino County. The vicinity of the subject property can be described as Verbena Road, followed by a vacant lot (no address identified) and a multi-family apartment complex (62220 Verbena Road) to the north; vacant land (no address identified) to the east; Twentynine Palms Highway (State Route 62), followed by vacant land (no address identified), Joshua Mobile Estates mobile home park (62475 Twentynine Palms Highway) and Garry's Tires/Pioneer Feed & Livestock (62485 Twentynine Palms Highway) to the south; vacant land (no address identified) to the southwest; Sunburst Street, followed by several dwellings (6370-6450 Sunburst Avenue), vacant land (no address identified) and the eastern terminuses of Commercial Street and Chollita Road to the intersection of Sunburst Street and Verbena Road, followed by a dwelling (6272 Sunburst Avenue) to the northwest.

PROPERTY LOCATION AND DESCRIPTION

Type of Property

The subject property is located on the north side of Twentynine Palms Highway (State Route 62). Sunburst Street borders the west side of the subject property and Verbena Road borders the north side of the subject property. The subject property consists of three contiguous parcels of land totaling approximately 26 -acres with is identified by the San Bernardino County Assessor as Assessor's Parcel Numbers (APNs) 0603-191-03-0000, 0603-191-04-0000 and 0603-191-29-0000. At the time of site visit, the subject property was undeveloped, desert land covered with natural vegetation. No structures were built on-site. No evidence of hazardous materials or petroleum products storage or disposal of hazardous waste was observed at the subject property during the site visit.

- **Improvements**
-

At the time of site visit, the subject property was undeveloped, desert land covered with natural vegetation. No structures were built on-site.

- **Current Property Use**

At the time of site visit, the subject property was undeveloped, desert land covered with natural vegetation. No evidence of hazardous materials or petroleum products storage or disposal of hazardous waste was observed at the subject property during the site visit.

- **Prior Reports**

No prior reports were available for review.

Physical Setting Sources

Topography

The United States Geological Survey (USGS), Joshua Tree North, California Quadrangle 7.5-minute series topographic map was reviewed for this ESA. This map was published by the Geological Survey in 1994. According to the contour lines on the topographic map, the subject property is located approximately 2,711 feet above Mean Sea Level (msl). The contour lines in the area of the subject property slopes gently to the northeast. The subject property is depicted on the map as undeveloped land.

Geology/Soils

According to information posted on posted on the State Water Resources Control Board, GeoTracker website (<http://geotracker.swrcb.ca.gov>), the subject property is located in the Mojave Desert region of the California high desert. The Mojave Desert occupies about 25,000 miles (65,000 km²) of southeastern California. It is landlocked, enclosed on the southwest by the San Andreas Fault and the Transverse Ranges, on the north and northwest by the Garlock Fault, the Tehachapi Mountains and the Basin Ranges. The Nevada state line and the Colorado River form the arbitrary eastern boundary, although the province actually extends into southern Nevada. The San Bernardino-Riverside county line is designated as the southern boundary. The desert itself is a Cenozoic feature, formed as early as the Oligocene presumably from movements related to the San Andreas and Garlock Faults. Prior to the development of the Garlock Fault, the Mojave was part of the Basin Ranges and shares Basin Range geologic history possibly through the Miocene. Today the region is dominated by broad alleviated basins that are mostly aggrading surfaces receiving nonmarine continental deposits from adjacent uplands. The alluvial deposits buried the older topography which was more mountainous.

The highest general elevation of the Mojave Desert approaches 4,000 feet (1,200 m) along a northeastern axis from Cajon Pass to Barstow. Alluvial cover thins to the east, and pediment - often with thick regolith - occupies much of the surface. The Mojave area contains Paleozoic and lower Mesozoic rocks, although Triassic and Jurassic marine sediments are scarce. The Mojave block is approximately bounded by the San Andreas and Garlock Faults. The western Mojave Desert is broken by major faults that primarily parallel the San Andreas and seems to be truncated by the Garlock. Many faults occur in the eastern Mojave, but since most of this area is underlain by rather uniform granitic rocks, the faults are difficult to map. Some faults are known positively, but many can only be inferred.

According to information posted on posted on the State Water Resources Control Board, GeoTracker website (<http://geotracker.swrcb.ca.gov>), the soil within the subject property area is Holocene-age post pluvial sediments fluvial or eolian transport. Typically, the surface is still

sufficiently unstable so that neither desert pavement nor a stone-free vesicular silt have yet formed. The surface is also calcareous in places due to the continual influx of dust on the soils. These soils were weathered from easily weatherable metamorphic and volcanic rock. In some areas, disseminated lime occurs at a depth around 24 inches.

Hydrology

According to the United State Geologic Survey (USGS) reading of groundwater level from nearby wells, groundwater is located at a depth of approximately 200 feet below the ground surface in the vicinity of the subject property. Depth to groundwater may fluctuate due to localized geologic condition precipitation, irrigation, drainage and construction practice in the region. Based on the regional topography groundwater flow is assumed to be generally toward the northeast within the subject property area. Flow direction may also vary locally in the vicinity of the subject property.

The nearest surface water in the vicinity of the subject property is a flood control channel located approximately 60 feet southeast of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

Historical Use Information

Prior Uses of Property

Based on a review of historical sources, the subject property appeared to be undeveloped, desert land from prior to 1948 until present day.

Recorded Land Title Records

Environmental liens recorded against the subject property were not reported.

Other Maps

A review of the Flood Insurance Rate Map published by the Federal Emergency Management Agency. According to Community Panel Number 06071C 8145J, dated September 2, 2016, the subject property appears to be located in Zone X (shaded), an area with Reduced Flood Risk due to Levee. A flood control channel is located approximately 630 feet east of the subject property.

State of California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR), DOGGR Online Mapping System (<http://maps.conservation.ca.gov/doms>) for information regarding oil and gas development. According to the DOGGR Online Mapping System, no oil or gas wells are located on or adjacent to the subject property

Tribal Lands

The Tribal Lands database consists of areas with boundaries established by treaty, statute, and/or executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

No Tribal Land sites were found within one-mile of the subject property.

State/Tribal Sites

The State of California Environmental Protection Agency, Department Toxic Substances Control (DTSC) maintains a State Priority List (SPL) of sites considered to be actually or potentially contaminated and a State CERCLIS-equivalent ENVIROSTOR list (SCL) of sites under investigation that could be actually or potentially contaminated and presenting a possible threat to human health and the environment.

No SPL or SCL (ENVIROSTOR) sites are listed within one-mile of the subject property.

Solid Waste/Landfill Facilities (SWLF)

A database of SWLF is prepared by California Integrated Waste Management Board. No SWLF sites are listed within one-half mile of the subject property.

State/Leaking Underground Storage Tank List (LUST)

The California Regional Water Quality Control Board compiles lists of all leaks of hazardous substances from underground storage tanks.

One LUST facility is listed within one-half mile of the subject property. However, based on the relative distance, regulatory status, and/or inferred direction of groundwater flow, the listed site is not expected to represent a significant environmental concern.

Local Regulatory Review

Fire Department

The Project Site shall be reviewed and served by ***San Bernardino County Fire Department North Desert Division***. Plans and other documents shall be submitted for pre-development review and plan check purposes accordingly.

Air Quality Management District

Lead Tech Environmental requested records from the Mojave Desert Air Quality Management District (MDAQMD) for information regarding any Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) records for the subject property related to air emission equipment, which may include dry cleaning machines and underground storage tanks.

As of the date of this report, Lead Tech Environmental has not received a response from the MDAQMD for inclusion in this report.

California Regional Water Quality Control Board

Lead Tech Environmental researched the California Regional Water Quality Control Board (CRWQCB) online database (GeoTracker) on May 10, 2018 for information regarding any releases to the subsurface which may have impacted or threatened a body of water.

No records regarding a release or the presence of AULs on the subject property were on- file with the CRWQCB.

Department of Toxic Substances Control

Lead Tech Environmental researched the Air Quality Management District (AQMD) online database (FINDS) on May 10, 2018 for information regarding any Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) records for the subject property related to air emission equipment, which may include dry cleaning machines and underground storage tanks.

No PTOs, NOVs, NTCs or presence of AULs were on file for the subject property with AQMD.